

SECTION 6: GENERAL RURAL DISTRICTS (GR)

6.01 INTENT

This district is intended for areas where the general characteristic is, and should remain, that of open rural land consisting mostly of forest or farmland, with significant space between residences and other development. A range of different types of uses are possible. The key to avoiding conflict among uses will be primarily allowing enough space between them, and setting standards which will minimize impacts on neighboring property.

6.02 MAPPING GUIDELINES

This district will cover the vast majority of land in Forest County including areas of population concentrations, rural subdivision areas, and lakeshore areas. This district should cover areas that will not receive or require public water and sewer facilities.

6.03 MINIMUM LOT AREA

- (1.) Two (2) acres or more to provide enough land for access drive, structures, required setbacks, and sanitary system.
- (2.) One (1) residence per lot area, minimum floor area of seven hundred twenty (720) square feet.

6.04 MINIMUM LOT FRONTAGE

Town and forest services roads: Two hundred (200) feet. County road: Two hundred fifty (250) feet. State or federal highways: Three hundred (300) feet. See Minimum Road Frontage Section 4.01.1.

6.05 SETBACK FROM ROAD OR STREET

See Section 4.01 Highway Setbacks And Visibility At Intersections for setbacks from road or street.

6.06 SIDE YARD AND REAR YARD SETBACKS

- (1.) Rear yard setback of twenty (20) feet, except where separately regulated as Shore Land setback, or reverse fronting roadway setback.
- (2.) Side yard setback of Twenty (20) feet, except where separately regulated as Shore Land setback, or reverse fronting roadway setback.

6.07 MAXIMUM LOT COVERAGE

- (1.) Thirty-five (35%) percent. One-half (½) acre to one and one-half (1.5) acres.
- (2.) Twenty (20%) percent over one-half (½) acre to one and one-half (1.5) acres.
- (3.) Ten (10%) percent for parcels over one and one-half (1.5) acres.

6.08 MAXIMUM HEIGHTS

~~Deleted 2/2/04~~

6.09 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to uses in this district: Section 4, Supplementary District Regulations; Section 5, Shore Lake Regulations (for areas within three hundred (300) feet of streams and one thousand (1,000) feet of lakes; Section 18, Parking and Driveways; and Section 19, Signs, etc.

6.10 PERMITTED AND CONDITIONAL USES

See Section 14.

SECTION 7: UNINCORPORATED VILLAGE RESIDENTIAL DISTRICT (VR)

7.01 INTENT

This district is for residential uses in non-sewered development and should be more compact than in open rural areas. It should generally be concentrated on new interior roads or lesser-traveled town road systems.

7.02 MAPPING GUIDELINES

This district will include existing non-sewered residential areas, subdivision concentrations, village residential platted areas, and additional undeveloped land suitable for expansion of these areas. Land for which sewer service is planned or expected in the future should not be included.

7.03 MINIMUM LOT AREA

(1.) These minimum lot areas are for existing lots mapped VR or VRP, or new lots rezoned VR or VRP with public sewer and water. These lot sizes may be larger to provide enough land for access drive, structures, required setbacks, and sanitary system.

(A.) Village residential one-half (½) acre.

(B.) Village residential platted fifteen thousand (15,000) square feet.

7.04 MINIMUM LOT FRONTAGE

One hundred (100) feet.

7.05 NUMBER OF RESIDENCES PER LOT

One (1) residence structure per lot with minimum floor area of seven hundred twenty (720) square feet. Manufactured/Mobile Homes placed on VR or VRP lots must be a minimum of fourteen (14) feet in width from the factory.

7.06 HIGHWAY SETBACKS

See Section 4.01 Highway Setbacks And Visibility At Intersections for setbacks from road or street.

7.07 REAR AND SIDE YARD WIDTHS

Fifteen (15) feet from the lot line except where separately regulated as Shore Land setbacks or reverse fronting roadway setbacks.

7.08 MAXIMUM LOT COVERAGE

Thirty-five (35%) percent.

7.09 MAXIMUM HEIGHT

Twenty-five (25) feet. Any application which requests the height of any structure to exceed the amount set forth herein shall be allowed subject to a conditional use permit. **Rev. 2/2/04**

7.10 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to uses in this district: Section 4, Supplementary District Regulations; Section 5, Shore Land Regulations for areas within three hundred (300) feet of streams and one thousand (1,000) feet of lakes; Section 18, Parking and Driveways; Section 19, Signs, etc.

7.11 PERMITTED AND CONDITIONAL USES

See Section 14.

SECTION 8: UNINCORPORATED VILLAGE COMMERCIAL DISTRICT (VC)

8.01 INTENT

This district provides for commercial, retail, and service businesses in non-sewered unincorporated villages. The area may have homes and businesses interspersed, therefore development allowed in the Village Residential District is also allowed here.

8.02 MAPPING GUIDELINES

The district will include areas within existing non-sewered unincorporated villages where commercial uses exist, or where new ones can be suitable located. In order to avoid spot zoning, district boundaries will often include residences that are located between commercial uses. Expansion of this district through map amendment shall be based on need for commercial land, and should usually consist of expanding to adjacent areas.

8.03 MINIMUM LOT AREA

One (1) acre or more to provide enough buildable land for access drive, parking, structures, required yard setback and sanitary system.

8.04 MINIMUM LOT FRONTAGE

One hundred fifty (150) feet.

8.05 SETBACK FROM ROAD OR STREET

The greater of the following distances shall be the minimum setback, except that where there are at least three (3) other principle structures within five hundred (500) feet of the proposed structure, the zoning administrator may reduce the setback to the average setback of the nearest three (3) principle structures, and the required setback.

(1.) State and federal highways: One hundred (100) feet from the centerline of the highway or fifty (50) feet from the edge of the right-of-way.

(2.) County roads: Seventy-five (75) feet from the centerline of the road, or forty-two (42) feet from the edge of the right-of-way.

(3.) Town roads and paved forest service roads: Sixty-three (63) feet from the centerline of the road, or thirty (30) feet from the edge of the right-of-way.

(4.) See Section 4.01 for additional requirements.

8.06 SIDE AND REAR YARD SETBACK

Fifteen (15) feet side and rear yard setbacks except where separately regulated as Shore Land setbacks or reverse fronting roadway setbacks.

8.07 MAXIMUM LOT COVERAGE

Sixty-five (65%) percent on existing lots under thirty thousand (30,000) square feet in area; fifty (50%) percent on all other lots.

8.08 MAXIMUM HEIGHT

Thirty-five (35) feet. Any application which requests the height of any structure to exceed the amount set forth herein shall be allowed subject to a conditional use permit. Rev. 2/2/04

8.09 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to use in this district: Section 4, Supplementary District Regulations; Section 5, Shore Lake Regulations (for areas within three hundred (300) feet of streams and one thousand (1,000) feet of lakes; Section 18, Parking and Driveways; Section 19, Signs, etc.

8.10 PERMITTED AND CONDITIONAL USES

See Section 14.

SECTION 9: CONDOMINIUMS

9.01 INTENT

Condominiums are regulated in Forest County to protect residents and nonresidents and their use, values, and enjoyment of property. To protect public health, safety, comfort, and general welfare. To minimize traffic congestion through proper ingress and egress. To insure conformance with applicable uses within the zoning districts in which a condominium is located.

9.02 CONDOMINIUM CREATION

A condominium may be created within Forest County pursuant to the procedures set forth in chapter 703 of the *Wisconsin Statutes* and provided the condominium is approved by the Forest County Zoning Committee.

9.03 CONDOMINIUM APPROVAL

Preliminary condominium plats, final condominium plats, and condominium plat amendments shall be submitted and approved by the Forest County Zoning Committee prior to recording condominium instruments and plats with the Forest County Register of Deeds.

9.04 LIMITED COMMON ELEMENT REQUIREMENTS

The limited common element surrounding each structure unit shall not exceed a distance of twenty (20) feet measured at right angles from any protrusion of the dwelling.

9.05 CONSECUTIVELY NUMBERED UNITS

All units shall be consecutively numbered on the plat.

9.06 STATUTORY REQUIREMENTS

The final condominium plat shall be drafted in compliance with the requirements of chapter 703 *Wis. Stats.*

9.07 UNIT COMPLIANCE WITH ZONING REGULATIONS

Each individual unit when constructed, expanded, or altered, of all new, conversion, and expandable condominiums shall conform to the current *Forest County Zoning Ordinances* at the time the zoning permit is issued for the construction, alteration, or addition of the structure.

9.08 EXPANSION AREAS

All condominium plats submitted to the Forest County Zoning Committee must indicate whether or not it will be an expandable condominium.

9.09 STANDARDS FOR NEW CONSTRUCTION

(1.) Introduction:

Construction of new units on property to be part of a new condominium shall conform to the *Forest County Zoning and Subdivision Ordinances*.

(2.) Maximum Wetland Area Limitation

No more than twenty (20%) percent of the required land area shall be wetland areas.

(3.) Alternative Suitability Requirement

Proof of the availability of primary and alternate system areas for privately-owned wastewater treatment systems (POWTS) complying with the requirements of the Forest County Sanitary Ordinance and *Wisconsin Administrative Code* chapter COMM

(B.) Soils information including profile descriptions and suitable POWTS areas shall be provided on standard forms. All non-conventional POWTS areas shall be preplanned.

(4.) Height limitation on all proposed structures shall meet the requirements of the districts of the *Forest County Zoning Ordinance*.

(5.) Minimum District Requirements

(A.) Lake Lots

All new condominiums shall meet the minimum requirements as described in Section 5.0.

(B.) Non Lake Lots

All new condominiums shall meet minimum requirements of district as described in the *Forest County Zoning Ordinance*.

(6.) Expansion Requirements

(A.) All expandable condominiums must indicate the final total number and the approximate placement of the condominium units anticipated for the parcel.

(B.) Expandable condominiums cannot be added to conversion condominiums unless the combined conversion and expandable condominium complies with the minimum requirements for area, frontage width, and lot width requirements for the total number of units proposed.

(C.) Each expansion phase must receive both preliminary and final plat approval by the Zoning Committee to ensure that the expansion complies with the current ordinance in effect at the time of expansion.

(D.) If the final condominium plat for the expansion area substantially conforms to the layout shown and approved on the preliminary expansion approval, it shall be entitled to approval with respect to such layout.

9.10 STANDARDS FOR CONVERSION CONDOMINIUM(S)

(1.) Introduction

(A.) Conversion condominiums allow for a parcel of land with one (1) or more existing structures to be converted to a condominium form of ownership.

(B.) Resorts licensed on or after January 1, 1979, are allowed to maintain structure density that may exist on a resort property.

(2.) Maximum Wetland Requirement

No more than twenty (20%) percent of the required land area shall be wetland areas.

(3.) Alternative Suitability Requirement

(A.) Proof of the availability of primary and alternate system areas for privately-owned wastewater treatment systems (POWTS) complying with the requirements of the Forest County Private Sewage System Ordinance *Wisconsin Administrative Code* chapter COMM. 83 shall be provided and shown on the plat.

(B.) Soils information including profile descriptions and suitable POWTS areas shall be provided on standard forms. All non-conventional POWTS areas shall be preplanned.

(C.) All existing structure shall have their POWTS evaluated and results submitted on forms provided by the Forest County Zoning Office showing proof of compliance with Forest County Sanitary Ordinance and State Code COMM. 83. All existing systems that do not meet compliance shall be replaced within one (1) year of the preliminary approval.

(4.) Height Limitation

(A.) All newly constructed structures shall meet the requirements of the Forest County Zoning Ordinance.

(B.) All previously constructed structures shall meet the minimum requirements of the Forest County Zoning Ordinance at the time each building was constructed.

(5.) Parcel Size and Frontage Requirements

Where existing single structure unit(s), and/or existing multiple-family structure(s), rental or non-rental, not part of a resort, are to be part of a condominium declaration, such property shall not be converted until a final condominium plat is approved by the Forest County Zoning Committee.

(A.) Lake Lots

All conversion condominium parcels shall meet the minimum requirements of Section 5.0 of this ordinance.

(B.) Non-Lake Lots

All conversion condominium parcels shall meet the minimum requirements described in the Forest County Zoning Ordinance.

(6.) Licensed Resorts

This section pertains to conversion condominiums involving the disposition and sale of existing cabins in resorts licensed on or after January 1, 1979.

(A.) Rental and non-rental resort buildings may be converted to condominium units provided that:

(a.) The first floor square footage of existing structures does not exceed ten (10%) percent of the total land area being included in the condominium declaration.

(b.) The existing number of bedrooms conform with the number on the resort license (plus one (1) non-rental home).

(c.) The number of existing bedrooms on the license plus the number within the non-rental home will not be increased.

(B.) Zoning Compliance

A condominium plat shall not be approved for a resort that was not constructed in compliance with the County Zoning Ordinances applicable at the time such resort:

(a.) Was constructed.

(b.) Made such alterations.

(c.) Made such additions.

“UNLESS CORRECTONS ARE MADE TO COMPLY WITH THE APPLICABLE ZONING REGULATION.”

- (C.) Resorts shall not be converted until a final condominium plat is approved by the Forest County Zoning Committee.

9.11 COMMERCIAL (NON-RESIDENTIAL) CONDOMINIUMS

- (1.) Commercial condominiums shall not be subject to the structure requirements of the ordinance.

(2.) Lot areas and widths, structure sizes, setbacks, impervious areas, mitigation requirements, land disturbance areas, privately-owned wastewater treatment system requirements , parking requirements, and any other construction or improvement shall conform to the requirements of any and all other applicable Forest County Ordinances.

9.12 CONDOMINIUM APPROVAL (PLATTING) REQUIREMENTS

- (1.) Preliminary Approval Platting Requirements

- (A.) Name of condominium.
- (B.) County in which the condominium is located shall be provided on each sheet of the plat. Each sheet shall be consecutively numbered and show the relation of that sheet number to the total number of pages.
- (C.) Name and address of property owner(s).
- (D.) Site vicinity drawing showing adjacent water bodies, section corners, and roads, both public and private.
- (E.) Boundary of the parcel to be dedicated as common areas for the condominium complex. Include any expansion areas for expandable condominiums.
- (F.) The location of all existing buildings on the property. (Include the general location of any proposed buildings to be constructed on the property.)
- (G.) Area of the total parcel (square feet). (Include individual areas of each expansion area as well as the total.)
- (H.) Area of all wetlands on the parcel. (Include individual wetland areas for each expansion area as well as the total.)
- (I.) Linear footage (water frontage width) of lake, pond, stream, or water course frontage. (Include individual measurements for each expansion area as well as the total.)
- (J.) Required minimum area.
- (K.) Computations shall be shown on the plat which verify compliance with the parcel size required by this ordinance.
- (L.) Diagrammatic floor plans of each building located, or to be located, on the property which show the approximate dimensions, floor area, and location of each unit.
- (M.) Conversion condominium requirements:
 - (a.) First floor square footage.
 - (b.) Photocopy of resort license or proof of existing resort.
- (N.) Soils and Septic Information
 - (a.) Soil and site evaluation reports shall accompany the preliminary plat for committee review.
 - (b.) Location and proof of soil suitability for all existing and replacement septic systems shall accompany the Preliminary Plat for committee review.
- (O.) Roads which provide access to the condominium shall be shown.
- (P.) Existing easements that affect the condominium property.

- (Q.)** A minimum of two (2) off-street parking spaces per unit.
- (R.)** First floor area (square footage) of each existing structure.
- (S.)** The number of bedroom units per structure unit.
- (T.)** Size and location of any limited common elements.
- (U.)** Existing structure expansion area showing dimensions.
- (V.)** Whether the condominium is an expandable condominium. If the condominium is an expandable condominium, then the plat shall indicate:
 - (a.)** Final total number of units.
 - (b.)** Subsequent total number of units, if phased.
 - (c.)** Approximate placement of the condominium units in each of the phases.
- (W.)** Existing and proposed water supply systems.
- (X.)** Areas of slopes greater than twenty (20%) percent.

(2.) Final Platting Requirements

(A.) Time Period For Submitting Final Condominium Plat

Upon approval of the preliminary condominium plat by the Forest County Zoning Committee, the applicant shall submit a final condominium plat within one (1) year unless written request of an extension is acted upon favorably by the Committee. The extension shall not be for more than one hundred eighty (180) days.

(B.) The Final Plat Shall Include:

- (a.)** The name of the condominium.
- (b.)** The legal description of the property.
- (c.)** Shall show a boundary survey of the condominiums.
- (d.)** The location of all structures.
- (e.)** The size location of any limited common elements.
- (f.)** The area available in square feet.
- (g.)** The water frontage width.
- (h.)** The size and location of the alternate POWTS area(s).
- (i.)** All units shall be consecutively numbered on the plan.
- (j.)** Roads which provide access to the condominium and their road names.
- (k.)** Existing easements.
- (l.)** Two (2) off-street parking spaces per dwelling and one visitor
- (m.)** The number of bedroom units per structure.
- (n.)** Wetland boundary and areas.
- (o.)** Existing POWTS and Water Supply Systems
- (p.)** Certificate by owner and registered land surveyor

- (q.) Diagrammatic floor plans of each building located, or to be located on the property, which show approximate dimensions, floor area, and location of each unit.

(3.) Condominium Plat Amendments

- (A.) A condominium plat amendment may be made to any recorded condominium plat pursuant to the procedures set forth in 703 of the *Wis. Stats.* Provided the amendment is approved by the Forest County Zoning Committee and that the amendment does not create any additional nonconformity with the current Forest County Ordinances.
- (B.) If the condominium plat amendment amends a final condominium plat without providing substantial changes, the amended plat shall be submitted as a final plat.
- (C.) If the condominium plat amendment amends a preliminary condominium plat without providing substantial changes, an amended plat shall be submitted as a final plat of the preliminary plat.
- (D.) If the condominium plat amendment amends a preliminary or final condominium plat while providing substantial changes to the preliminary plat, the amended plat shall be submitted as a preliminary plat.

(4.) Committee Requirements

- (A.) The Forest County Zoning Committee shall act upon the plat within ninety (90) days of receiving the plat by registered mail, certified mail, or receipted delivery to the zoning office.
- (B.) The Forest County Zoning Committee may extend the review period by written notice to the owner of the property or their agent.
- (C.) Failure of the Committee to act upon the plat within ninety (90) days, or extension thereof, shall constitute an approval of the condominium plat submitted.
- (D.) The Forest County Zoning Committee shall act to approve, approve conditionally, or reject the submitted plat. The Committee shall state in writing any conditions for approval or reasons for rejection unless the review period is extended.
- (E.) The Committee may give final approval only to that portion of an expandable condominium which is to be recorded initially and may give tentative approval to the expansion portion of the condominium.

9.13 UPON FINAL CONDOMINIUM APPROVAL

The following shall be provided prior to recording condominium instruments or plats with the Registrar of Deeds.

(1.) Owner's and Surveyor's Certificate.

- (A.) The plat is a correct representation of the condominium.
- (B.) The identification and location of each structure, area, and common area are correctly shown on the plat.
- (C.) The plat shall contain the surveyor's original signature and seal.
- (D.) The plat shall provide a place for the approval of the appropriate Town Board Chairman and Clerk signatures (if approval is necessary by the Town).

(2.) The plat shall provide a place for the approval of the Forest County Zoning Administrator after approval by the Committee.

(3.) The plat shall be on a legible scale of not more than two hundred (200) feet to an inch. The scale used shall be indicated on the plat graphically.

9.14 TOWN ORDINANCE REGULATING CONDOMINIUMS

Nothing contained herein shall be construed to prohibit any town from enacting any ordinance that would be more restrictive than the provisions contained herein, provided the town ordinance is not in conflict with any provisions hereof or any provisions in Chapter 703 *Wis. Stats.*; and the ordinance is properly drawn up in compliance with Section 60.74 of *Wis. Stats.*

Section 10: One-(1)and Two-(2) Family Residential (R1) District (Sewered)

10.01 INTENT

This district is for one-(1) and two-(2) family homes in sewerred areas. Residential areas should provide for pleasant surroundings which are free from noise, heavy traffic, are relatively close to shopping, employment, schools, and recreation. Undeveloped land adjacent to sewerred areas may be developed. Provisions shall be made for lot division and sewer hookup when and if sewer extensions can be made.

10.02 MAPPING GUIDELINES

The district should cover sewerred residential areas. Should be outside of areas suitable for multi-family development. Should include adjacent undeveloped land where sewer lines, water lines, and streets are planned or can be extended. Such undeveloped land included should provide room for residential growth over the next twenty (20) years.

10.03 MINIMUM LOT AREA

Fifteen thousand (15,000) square feet.

10.04 MINIMUM LOT FRONTAGE

One hundred (100) feet.

10.05 SETBACK FROM ROAD OR STREET

The greater of the following distances shall be the minimum setback, except where there are at least three (3) other principle structures within five hundred (500) feet of the proposed structure, the zoning administrator may reduce the setback to the average setback of the nearest three (3) principle structures and the required setback.

(1.) State and federal highways: One hundred (100) feet from the centerline of the highway or fifty (50) feet from the edge of the right-of-way.

(2.) County roads: Seventy-five (75) feet from the centerline of the road or forty-two (42) feet from the edge of the right-of-way.

(3.) Town roads and paved forest service roads: Sixty-three (63) feet from the centerline of the road or thirty (30) feet from the edge of the right-of-way.

(4.) See Section 4.01 for additional requirements.

10.06 SIDE AND REAR YARD SETBACKS

Ten (10) feet side and rear yard setbacks except where separately regulated as Shore Land setbacks or reverse fronting roadway setbacks.

10.07 MAXIMUM LOT COVERAGE

Twenty (20%) percent.

10.08 MAXIMUM HEIGHT

Thirty-five (35) feet or two and one-half (2.5) stories, whichever is less.

10.09 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to uses in this district. Section 4, Supplementary District Regulations; Section 5, Shore Land Regulations (for areas within three hundred (300) feet of streams and one thousand (1,000) feet of lakes); Section 18, Parking and Driveways; Section 19, Signs, etc.

10.10 PERMITTED AND CONDITIONAL USES

See Section 14.

10.11 SPECIAL REGULATIONS FOR UNSEWERED LOTS

Unsewered lots or subdivisions shall be platted and developed in such a way that further division will be possible if sewers are extended to the vicinity. Provisions shall be made for right-of-way for any additional streets. Structures shall be located and lot dimensions shall be set in a way that future lot division is possible without creating non-conforming lots. A map shall be submitted to the Zoning Committee showing how a future lot division may be accomplished, indicating placement of structures. Before issuing a permit, the Zoning Committee shall determine if the proposal as mapped is feasible and compatible with existing or planned development in the area.

Multi-Family Residential (R2) District (Sewered)

11.01 INTENT

This district is intended to allow a variety of housing types within sewered residential areas. The main type of housing in the district will be single-family homes. Multi-family units and Manufactured home parks may be allowed subject to review. Conditions may be added by the Zoning Committee. This district may include undeveloped land which may be available for future development.

11.02 MAPPING GUIDELINES

The district covers residential areas and adjacent undeveloped land. Where easy access to major streets and traffic arterial is afforded. Where multi-family development would be consistent with or not in conflict in the area. Minimum lot sizes shall be included to offer locations for future multi-family housing or manufactured/mobile home parks.

11.03 MINIMUM LOT AREA

Fifteen thousand (15,000) square feet for single family structures, plus two thousand five hundred (2,500) square feet for each additional unit for multiple family units over two (2) units.

11.04 MINIMUM LOT FRONTAGE

One hundred (100) feet.

11.05 SETBACK FROM ROAD OR STREET

The greater of the following distances shall be the minimum setback, except that where there are at least three (3) other principle structures within five hundred (500) feet of the proposed structure, the zoning administrator may reduce the setback to the average setback of the nearest three (3) principle structures and the required setback.

(1.) State and federal highways: One hundred (100) feet from the centerline of the highway or fifty (50) feet from the edge of the right-of-way.

(2.) County roads: Seventy-five (75) feet from the centerline of the road or forty-two (42) feet from the edge of the right-of-way.

(3.) Town roads and paved forest service roads: Sixty-three (63) feet from the centerline of the road, or thirty (30) feet from the edge of the right-of-way.

(4.) See Section 4.01 for additional requirements.

11.06 SIDE AND REAR YARD SETBACKS

Twenty (20) feet. Side and rear yard setbacks except where separately regulated as Shore Lake setbacks or reverse fronting roadway setbacks.

11.07 MAXIMUM LOT COVERAGE

Fifty (50%) percent.

11.08 MAXIMUM HEIGHT

Thirty-five (35) feet or two and one-half (2.5) stories, whichever is less.

11.09 OTHER RELEVANT SECTIONS

Other sections of the ordinance contain standards that may apply. Section 4, Supplementary District Regulations; Section 5, Shore Lake Regulations; Section 18, Parking and Driveways; Section 19, Signs, etc.

11.10 PERMITTED AND CONDITIONAL USES

See Section 14.

11.11 SPECIAL REGULATIONS FOR UNSEWERED LOTS

Unsewered lots or subdivisions shall be platted and developed in a way that division of lots will be possible when, and if, sewers are extended. Provisions shall be made for right-of-way for additional streets. Structures shall be located and lot dimensions shall be set in a way for future lot division without creating a non-conforming lot. A map shall be submitted to the zoning committee showing how future lot division may be accomplished, and placement of structures.

Prior to issuing a permit, the zoning committee shall determine if the mapped proposal is feasible and compatible with existing or planned development in the area.

Section 12: Commercial (CM) district (Sewered) and (Not Sewered)

12.01 INTENT

The intent of this district is to provide an area for the retail and service businesses of, sewered and not sewered areas. The district should serve to concentrate a wide range of commercial activities in a central area, which is attractive to shoppers from surrounding towns.

12.02 MAPPING GUIDELINES

The district should be centered on existing commercial areas in sewered and not sewered, with some adjacent land added to cover reasonable future expansion. If additional commercial land is needed in future years, district boundaries may be expanded further, with attention given to appropriate areas as identified in the county land use plan. This district should not be expanded in such a way that commercial uses are spread out on long expanses of highway frontage.

12.03 MINIMUM LOT AREA

(1.) Five thousand (5,000) square feet with public sewer.

(2.) Two (2) acres without public sewer.

12.04 MINIMUM LOT FRONTAGE

Two hundred (200) not sewered feet, fifty (50) feet sewered.

12.05 SETBACK FROM ROAD OR STREET

The greater the following distances shall be the minimum setback, except that in central business areas, the zoning administrator may reduce or eliminate the setback to conform to the existing setbacks of other structures in the area.

(1.) State and federal highways: One hundred (100) feet from the centerline of the highway or fifty (50) feet from the edge of the right-of-way.

(2.) County roads: Seventy-five (75) feet from the centerline of the road or forty-two (42) feet from the edge of the right-of-way.

(3.) Town roads and paved forest service roads: Sixty-three (63) feet from the centerline of the road or thirty (30) feet from the edge of the right-of-way.

(4.) See Section 4.01 for additional requirements.

12.06 SIDE AND REAR YARD SETBACKS

(1.) Ten (10) feet on driveway for common wall construction.

(2.) Ten (10) feet on driveway side.

(3.) Six (6) feet sewered, fifteen (15) feet not sewered side and rear yard setback.

Side and rear yard setbacks are the same as required setbacks except where separately regulated as Shore Land setbacks or reverse fronting roadway setbacks.

12.07 MAXIMUM LOT COVERAGE

(1.) Sixty-five (65%) percent on lots under ten thousand (10,000) square feet.

(2.) Sixty (60%) percent on all other lots.

12.08 MAXIMUM HEIGHT

Thirty-five (35) feet.

12.09 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to uses in this district. Section 4, Supplementary District Regulations; Section 5, Shore Land Regulations (for areas within three hundred (300) feet of streams and one thousand (1,000) feet of lakes; Section 18, Parking and Driveways; Section 19, Signs, etc.

12.10 PERMITTED AND CONDITIONAL USES

See Section 14.

Section 13: Industrial (IN) DISTRICT

13.01 INTENT

This district will accommodate all types of industrial uses, provided the industry operates within environmental and safety standards. Extra consideration will be given to conditions for industries with a high pollution potential, or with hazardous characteristics (see Conditional Uses, Section 16, in particular Section 16.22). Industry is defined as activities which make or add value to goods through various manufacturing processes, and including accessory offices and parking, warehousing of raw or finished materials, transportation terminals, and contract warehousing. Commercial uses that are primarily oriented to serve industry are also permitted, such as restaurants, motor vehicle fuel sales and service, child or adult day care, and similar service uses.

13.02 MAPPING GUIDELINES

The district should include existing industries and warehousing areas, and adjacent land suitable for expansion. New industrial areas will be created through the Planned Development Procedure (Section 15).

13.03 MINIMUM LOT AREA

Should be placed in an industrial park, or one (1) acre with public sewer, two (2) acres without public sewer.

13.04 MINIMUM LOT FRONTAGE

(1.) One hundred (100) feet with public sewer.

(2.) Two hundred (200) feet without public sewer.

13.05 SETBACK FROM ROAD OR STREET

The greater of the following distances shall be the minimum setback.

(1.) State and federal highways: One hundred (100) feet from the centerline of the highway or fifty (50) feet from the edge of the right-of-way.

(2.) County roads: Seventy-five (75) feet from the centerline of the road or forty-two (42) feet from the edge of the right-of-way.

(3.) Town roads and paved forest service roads: Sixty-three (63) feet from the centerline of the road or thirty (30) feet from the edge of the right-of-way.

(4.) See Section 4.01 for additional requirements.

13.06 SIDE AND REAR YARD SETBACKS

(1.) Twenty-five (25) feet with sewer.

(2.) Fifty (50) feet without sewer.

Side and rear yard setbacks are the same as required setbacks except where separately regulated as Shore Land setbacks or reverse fronting roadway setbacks.

13.07 MAXIMUM LOT COVERAGE

Sixty-five (65%) percent.

13.08 MAXIMUM HEIGHT

Forty (40) feet, except higher structures may be allowed as conditional uses, provided the local fire-fighting service has first been consulted.

13.09 OTHER RELEVANT SECTIONS

Other sections of this ordinance contain general standards which may apply to uses in this district. Section 4, Supplementary District Regulations; Section 5, Shore Land Regulations (for areas within

three hundred (300) feet of streams and one thousand (1,000) feet of lakes); Section 18, Parking and Driveway; Section 19, Signs, etc.

13.10 PERMITTED AND CONDITIONAL USES

See Section 14.

13.11. PERFORMANCE STANDARDS

See Section 17.